

**FINDINGS - EXHIBIT A**  
**MINOR USE PERMIT – DRC 2013-00033 (Dirt Clod Industries, LLC)**

**Environmental Determination**

- A. The Environmental Coordinator finds that the previous Mitigated Negative Declaration that was adopted for Tract 2368 is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Mitigated Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Mitigated Negative Declaration was adopted on August 14, 2003.

A new Clean Air Plan was adopted in 2009; however this project does not create a significant environmental impact with regard to air quality that would be contrary to the standards and policies within this document with the inclusion of conditions of approval for operational phase emissions. Policies regarding construction and operational phase impacts and greenhouse gas emissions that were not part of the original approval have been incorporated into the conditions of approval of the current project and do not require additional environmental review.

**Minor Use Permit**

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the office and small scale equipment rental and service company use does not generate activity that presents a potential threat to the surrounding property, buildings or neighboring airport facility. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the office and equipment rental and service company is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Prospect Street, a local road constructed to levels able to handle any additional traffic associated with the project. In addition, traffic from the project will access onto Highway 227, a state highway. Traffic impacts from this project were part of the environmental review for Tract 2368. Based on that review, no significant traffic impacts from the current project are anticipated and no additional mitigation measures or improvements are needed.